



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 01:20 PM Fee: \$34.00

2021235621

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 6th AMENDED MANAGEMENT CERTIFICATE FOR
CIRCLE C ENCLAVE (AUSTIN) PROPERTY OWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Travis §

1. Name of Subdivision: Circle C Enclave
2. Subdivision Location: Austin, Texas
3. Name of Homeowners Association: Circle C Enclave (Austin) Property Owners Association, Inc.
4. Recording Data for Association: Plat filed at the County under Doc# 200600152.
5. Recording Data for Declaration and any amendments: Supplemental Declaration was filed with the County under Doc# 2007003201 on 1/5/2007 Master Declaration was filed at the County under Doc# 00014613, File Code 00004331824
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Association Bylaws filed under Doc# 20070006840 signed 1/8/2007 are attached to this Certificate.

Master First Amended Bylaws are attached to and filed with Doc.2013088914

Articles of Incorporation: Certificate of Incorporation filed with the Secretary of State of Texas

Certificate of Filing: The Certificate of Filing is filed with the Secretary of State of Texas

Architectural Control Committee Information Sheet is attached to Doc# 2013088914

Resolutions/Policies: All are attached to Doc# 2013088914

Records Retention Policy approved 11/18/2004

Policy on Commons Area Fencing: May 2004 Revised January 2007

Design Guidelines

Signs Prohibited in Public Right of Way

Rules and Regulations for the Commons Area

Policy for Providing Swim Instructions: May 2006

Certification of Board Resolution signed 10/25/2013 filed under Doc. 2013198623
Certification of Board Resolution signed 10/25/2013 filed under Doc. 2013198630.
Certification of Board Resolution signed 10/29/2013 filed under Doc. 2013198626

Resolutions/Policies/Guidelines: All policies are filed under Document # 2014014707
Collection Policy
Violation Policy
Record Retention Policy
Records Inspection Policy
Payment Plan Policy
Email Registration Policy
Membership Voting Policy
Guidelines for Flag Display, Religious Items Display Guidelines, Solar Energy Device Guidelines,
Roofing Material Guidelines' Rainwater Collection Guidelines

Assessment Collection Policy signed 1/15/2015 filed at the County under Doc.#2015021404

Violation Enforcement and Fining Resolution signed on 2.15.2016 effective March 1,2016 is file d
under Document No. 2016038230

Updated mailing address information is filed under Document No. 2019179706.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Community Enhancement Fee (\$500.00 from Seller + \$500.00 from Buyer) - \$1,000.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Circle C Enclave (Austin) Property Owners Association, Inc.

By: Sally Smith
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of Circle C Enclave (Austin) Property Owners Association, Inc., on behalf of said association.

Amanda Salazar
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

